

ANNEX 0235372

ANNEXATION AGREEMENT
SABLERIDGE SECTION TWO

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

WHEREAS, by that certain "Declaration of Covenants, Conditions and Restrictions of Sable Ridge, Section One" (hereinafter referred to as the "Initial Declaration"), dated June 24, 1980, recorded under county Clerk's File No. G621958, Film code No.163-85-0465 of the Official Public Records of Real Property of Harris County, Texas Northchase Development Company and Markborough Texas, Inc. (hereinafter referred to as "Declarant") imposed all of those certain covenants, conditions and restrictions as set forth in the Initial Declaration of Sable Ridge, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 293, Page 123 of the Map Records of Harris County, Texas, and as more particularly described in the Initial Declaration; and

WHEREAS, as contemplated by the Initial Declaration, and pursuant to the applicable provisions thereof, Declarant has caused to be formed an entity named Sable Ridge Homeowners Association, Inc. (hereinafter referred to as the "Association"), a Texas non-profit corporation, the purposes of which are to collect, administer and disburse the maintenance assessments and the maintenance fund for SABLE RIDGE SUBDIVISION, and to provide for the protection, maintenance, preservation and architectural control of the residential lots and the common areas within SABLE RIDGE, SECTION ONE, and any additions thereto which may be subsequently brought within the jurisdiction of the Association, and

WHEREAS, the Initial Declaration, in Article X, Section 7, thereof provides that the authority and jurisdiction of the Association (and its boundaries) may be extended to include additional properties, at the election of Declarant, provided that the Veteran's Administration and the Federal Housing Administration have approved an overall general plan of development covering all areas to be ultimately included within the boundaries of the Association, and

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WHEREAS, Declarant has subdivided and platted SABLE RIDGE, SECTION TWO, a subdivision of that certain 28.1333 acre tract of land in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 317, Page 98 of the Map Records of Harris County, Texas, and by that certain Declaration of Covenants, Conditions and Restrictions for SABLE RIDGE, SECTION TWO (hereinafter referred to as the "Supplemental Declaration"), dated October 31, 1983, filed for record under County Clerk's File No. J213083, Film Code No. 063-87-2403 of the Official Public Records of Real Property of Harris County, Texas, has imposed on SABLE RIDGE, SECTION TWO, all those certain covenants, conditions and restrictions contained in the Supplemental Declaration; and

WHEREAS, Declarant now desires to include the area of SABLE RIDGE, SECTION TWO within the boundaries of the Association, and to subject SABLE RIDGE, SECTION TWO to the authority and jurisdiction of the Association, as contemplated and provided in the Initial Declaration.

NOW, THEREFORE, for and in consideration of the premises and in furtherance of the general plan of development for SABLE RIDGE, Declarant hereby declares that SABLE RIDGE, SECTION TWO, and all of the properties and lots situated therein, is hereby included and annexed within the boundaries of the Association, and subjected to the authority and jurisdiction of the Association, as provided in the Initial Declaration and the Supplemental Declaration.

The Association has joined herein to evidence (i) its consent to and acceptance of the annexation and inclusion of SABLE RIDGE, SECTION TWO within the boundaries of the Association, and (ii) its consent to and acceptance of the subjecting of SABLE RIDGE, SECTION TWO, to the authority and jurisdiction of the Association.

EXECUTED by the parties hereto on the respective dates shown in the acknowledgement for each party, to be effective as of the 2nd day of November, 1983.

(3) 207

NORTHCHASE, a partnership
BY: LEXINGTON DEVELOPMENT COMPANY
A Texas limited partnership
managing venturer

BY: C. Robert Woolsey
C. Robert Woolsey
attorney-in-fact
"Declarant"

SABLE RIDGE HOMEOWNERS ASSOCIATION, INC.

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BY: Gerald W. Torgesen
Gerald W. Torgesen
President
"Association"

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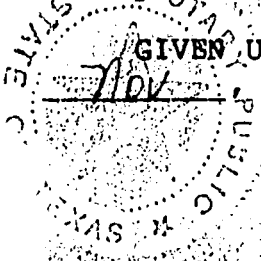
Return to:
LEXINGTON DEVELOPMENT COMPANY
P.O. Box 35705
Houston, Texas 77235-5705

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared C. Robert Woolsey, Attorney-in-fact for NORTHCHASE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of such partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of Nov, 1983



Cathy Lorenz

Notary public in and for Harris County, Texas

CATHY LORENZ

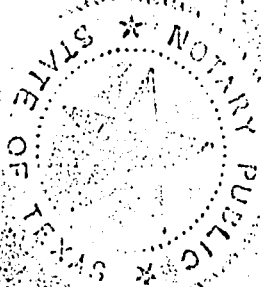
Notary Public, State of Texas
My Commission Expires 12-14-86

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Gerald W. Torgesen, President of the SABLE RIDGE HOMEOWNERS ASSOCIATION, a non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of such partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of Nov, 1983



Cathy Lorenz

Notary public in and for Harris County, Texas

CATHY LORENZ

Notary Public, State of Texas
My Commission Expires 12-14-86

STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

NOV 14 1983

FILED

NOV 14 9 00 AM 1983

Anita Rodenhauer
COUNTY CLERK
HARRIS COUNTY, TEXAS



Anita Rodenhauer
COUNTY CLERK,
HARRIS COUNTY, TEXAS

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